

# Gartree 2

# Socio – Economic

# Statement

GTX0000 Project Wide  
661277-0000-MAC-GTX0000-XX-RP-Z-0003  
Issue number P06  
S3 - Suitable for Review & Comment  
24/08/2021  
Security Classification: OFFICIAL- SENSITIVE

## Document History

Issue	Date	Comment	Author	Chk'd
P01	N/A	First issue. S2 – Issued for Information (Draft)	SCG	N/A
P02	09/06/2021	S2 – Issued for Information (Draft)	SCG	N/A
P03	21/07/2021	S3 – Issued for comment	SCG	N/A
P04	23/07/2021	S3 – Issued for comment	SCG	N/A
P05	10/08/2021	S3 – Issued for comment	SCG	KH
P06	24/08/2021	S3 – Issued for comment	SCG	KH

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### Executive Summary

Mace has conducted a socio-economic assessment of a new prison development, Gartree 2 (the 'Proposed Development'), located close to Market Harborough in the District of Leicestershire. The Proposed Development is adjacent to the existing HMP Gartree, a Category B prison. The site is approximately 18km to the south of Leicester.

The assessment has utilised an established methodology, with amendments and revisions that create variance to previous studies resulting from the availability of more current data, contextual differences, inflation and additionality.<sup>1</sup> Other secondary data sources and established data proxies have been utilised to calculate the expected impacts. Central to these, is the Ministry of Justice's (MoJ) *Economic Impact of a New Prison (Peter Brett Associates - 2013) report*,<sup>2</sup> with updated MoJ data used to provide current comparison and publicly available national statistics.

Using the latest standardised design, the maximum size prison that can be accommodated on this site will have a capacity of 1,715 spaces. The aim of this assessment is to define the social and economic impacts of the Proposed Development for a Category B resettlement prison at the local level, and for the wider region, during the construction and operational phases of the development.

#### Construction Phase

This study supports the Outline Planning Application with all matters reserved except for access and scale for the construction of a new Category B prison of up to 82,555sqm gross external area (GEA) within a secure perimeter fence together with access parking, landscaping and associated engineering works on land adjacent to HMP Gartree, Gallow Field Road, Market Harborough, Leicestershire LE16 7RP.

Construction phase effects are assessed based on ten years of construction worker jobs being equal to one Full Time Equivalent (FTE job), as per HM Treasury Guidance. Based on the estimated build cost, the construction phase of the prison could support the creation of 76 (net) temporary direct FTE jobs and generate £72.8 million (net) direct Gross Value Added (GVA).

This study also estimates that, in addition to these direct impacts, the construction of the Proposed Development could support a total of 23 (net) indirect and induced jobs at regional level, 3 of which could be in the immediate local area. It could also support an additional £21.8 million (net) indirect and induced GVA at regional and local and level. These indirect and induced impacts would be due to the supply chain involved with the construction of the Proposed Development, and the expenditure of construction staff within the economy. All construction impacts would be temporary, and aligned to the period of the construction spend and delivery.

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<sup>1</sup> Socio-Economic Impact Assessment – Proposed New Prison at Full Sutton (Carney Green – 2018)

<sup>2</sup> Economic Impact of a New Prison (Peter Brett Associates LLP – 2013)

## **Gartree 2 Socio-Economic Statement**

### **Operational Phase**

Based on comparison data from the MoJ and amendments relating to the Proposed Development being a Category B facility, it would employ 778 staff at the prison; this data suggests that 737 of these would be undertaken by people residing within a 40-mile radius.

The expenditure of the prison itself, once operational, could lead to a series of additional indirect impacts, including £13.7 million (with inflation) indirect annual spend with £2.7 million (with inflation) retained locally, and 276 indirect jobs, of which 46 could be expected to be undertaken locally.

It is also forecasted that regional supply-chain spend will equal £17.5 million (with inflation) per annum.

Further economic impacts could be expected to result from the expenditure of prison staff and visitors within the local and regional economy. These induced impacts could include £12.1 million (with inflation) induced spend per annum, with 236 induced jobs supported.

### **Health Impacts**

The Proposed Development has been designed with the aim to achieve enhanced health and wellbeing credits under the BREEAM 2018 UK New Construction assessment, as described in Chapter 5.

### **Other Impacts**

The Proposed Development is located adjacent to existing prison facilities; therefore, based on information from The Effect of Custodial Properties on House Prices study, it is unlikely that it would have a long-term impact on the rental or selling of residential property in the local area.

The Proposed Development will have a positive impact on the number of prison places available in the local area, and due to being newly designed, would also result in improved facilities being available to prisoners, supporting their effective rehabilitation and increased safety.

Community services within the local and regional area (e.g. those offering housing, employment, physical and mental health support) will also benefit. This is due to the larger ratio of staff to inmates and the number of prison staff that would be based locally for a Category B prison (rather than a Category C prison).

## **1.0 Introduction**

### **The Proposed Development**

- 1.1 The Proposed Development, Gartree 2, is located in Market Harborough, a Town within the Harborough District of Leicestershire. The closest city is Leicester, approximately 18km to the north-west.
- 1.2 This study supports the Outline Planning Application with all matters reserved except for access and scale for the construction of a new Category B prison of up to 82,555sqm GEA within a secure perimeter fence, together with access parking, landscaping and associated engineering works on land adjacent to HMP Gartree, Gallow Field Road, Market Harborough, Leicestershire LE16 7RP.
- 1.3 The indicative site layout proposes a range of buildings and facilities typical of a Category B resettlement prison, including:
- Seven new houseblocks each accommodating up to 245 prisoners (1,715 prisoners in total) totalling c.53,122 sqm GEA;
  - Supporting development including kitchen, workshops, kennels, Entrance Resource Hub, Central Services Hub and support buildings, totalling c. 29,433 sqm GEA; and
  - Ancillary development including car parking (c.523 spaces), internal road layout and perimeter fencing totalling 1,463 linear meters enclosing a secure perimeter area of 11.69ha.
- 1.4 The house blocks will be four storeys in height, whilst the other buildings will range from one to three storeys.
- 1.5 Other development proposed includes kennels, polytunnels and a bicycle shelter.
- 1.6 The new prison will be designed and built to be highly sustainable and to exceed local and national planning policy requirements in terms of sustainability. MoJ's aspirations include targeting near zero carbon operations, 10% biodiversity net gain, and at least BREEAM 'Excellent' certification, with endeavours to achieving BREEAM 'Outstanding'. In addition to the existing prison, the proposed site is near a residential area which sits outside the assumed MoJ ownership boundary.
- 1.7 The site is surrounded by what seems to be agricultural land and is approximately 1km south of Foxton village, 1.5km north of the Lubenham village and 2km north-west of the residential area of Market Harborough. To the north, there is also the Grand Union Canal which crosses the southern side of Foxton village.

## Gartree 2 Socio-Economic Statement

1.8 The Proposed Development will provide a new Category B prison supporting a population of 1,715 inmates.

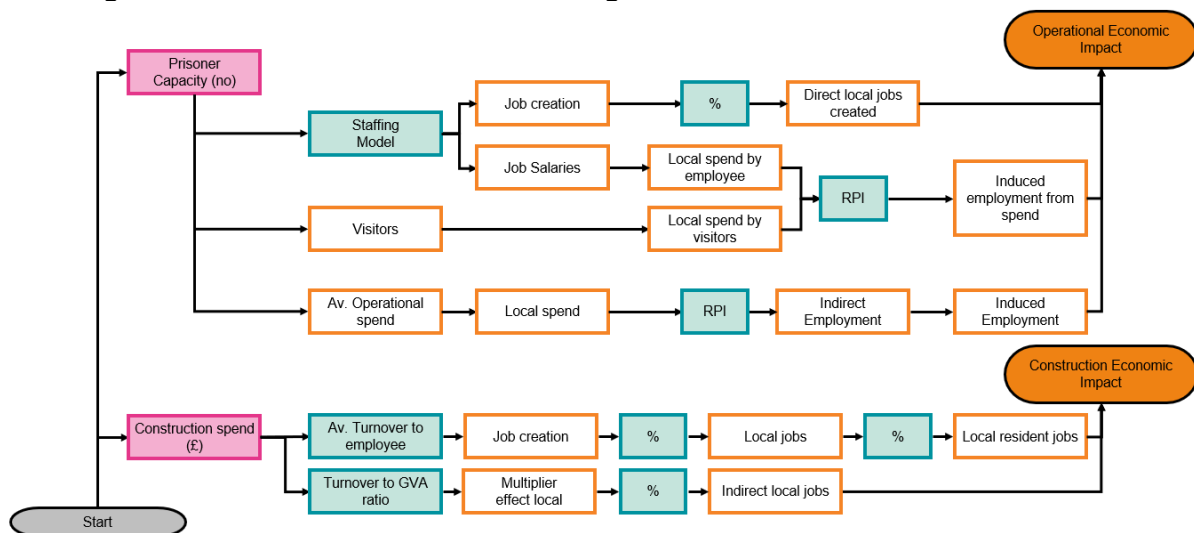
### Approach and Report Structure

1.9 The specific aims of this statement are to:

- Provide a baseline assessment of the geographic and demographic area in which the Proposed Development will be located;
- Provide an assessment of the impacts of the Proposed Development during the construction phase; and
- Provide an assessment of the impacts of the completed development during the operational phase.

Figure 1.1 provides a high-level diagram of the input and output process used to arrive define impacts.

**Figure 1.1 – Socio-Economic Process Diagram**



1.10 The impacts will be assessed within the context of appropriate local and regional levels and aligned to the granularity of available data.

1.11 The delivery of the Proposed Development will impact the local, regional and wider UK socio-economic landscape. To understand these effects in detail, two 'layers' of impact relating to employment and expenditure have been undertaken to identify:

- Temporary benefits generated during construction – relating to employment and expenditure benefits; and
- Permanent benefits realised during operation.

## Gartree 2 Socio-Economic Statement

- 1.12 Wider benefits, created both during construction and during operation, have also been considered:
- Annual indirect expenditure and employment associated with the operational prison and its supply chain; and
  - Annual induced expenditure and employment associated with prison employees and visitors.
- 1.13 The technical approach taken in assessing these impacts is set out within this report.
- 1.14 Section 2 of the report identifies the geographical areas most likely to be impacted by the development and also provides a high-level summary of baseline socio-economic conditions within these areas.
- 1.15 The socio-economic baseline assessment is collated from relevant publicly available datasets including the 2011 Census, the Office of National Statistics (ONS) Annual Population Survey, the ONS Business Register and Employment Survey and the Government's Indices of Multiple Deprivation. Where comparison data exists, it has been completed at local, county and regional levels and for national (England), enabling comparison across geographies.
- 1.16 Section 3 details the temporary socio-economic benefits expected from the construction of the Proposed Development and are defined as 'one-off'.
- 1.17 Section 4 details the permanent socio-economic benefits expected during the operational phase of the Proposed Development; economic benefits are defined as per annum.
- 1.18 Section 5 provides a summary of the health impacts.
- 1.19 Section 6 provides a summary of the wider strategic benefits.
- 1.20 Section 7 provides a summary of the statement.
- 1.21 The assessment of potential socio-economic impacts was calculated using a combination of methodologies which focused on the number of employment opportunities that are likely to be associated with both the construction of the Proposed Development and the subsequent operation. Central to the calculations, was the Ministry of Justice's (MoJ) Economic Impact of a New Prison (2013) report, undertaken by Peter Brett Associates; however, up-to-date data has been assimilated in the modelling to provide a more robust outcome.
- 1.22 All financial outcomes relating to the economic impact of the construction phase have not been adjusted for inflation; economic impacts associated with the operational phase within the assessment were adjusted for inflation based upon the MoJ 2013 report, using current figures from the Bank of England.

## Gartree 2 Socio-Economic Statement

1.23 The following definitions are relevant to the methodological stages outlined below:

- 'Gross direct impacts' are an estimate of the total effects of an intervention in terms of specific outputs, for example expenditure/turnover, employment and GVA.
- 'Indirect impacts' (also known as supply linkage multipliers) are due to purchases made because of the intervention, and further purchases associated with linked firms along the supply chain (e.g. construction companies within the supply chain of companies supplying the prison).
- 'Induced impacts' (also known as income multipliers) are associated with local expenditure of those who derive incomes from the direct and supply linkage impacts of an intervention. For the Proposed Development, this relates to the expenditure of construction workers, prison staff and prison visitors.
- 'Economic multipliers' relate to further economic activity (e.g. expenditure and employment) associated with additional local income, local supplier purchases and longer-term development effects. In relation to the Proposed Development, economic multiplier effects are likely to occur from activity within the construction sector's supply chain.
- 'Net impacts' recognise that not all outputs from an intervention may be 'new'. They are calculated by removing a proportion of the gross impacts through the consideration of deadweight, leakage, displacement and substitution. This process can be applied to indirect and induced impacts as well as direct impacts.
- 'Deadweight' represents the level of outputs from the intervention which would have occurred anyway if it had not gone ahead. This is the reference case. For example, this would refer to construction activity (and its benefits in relation to expenditure, employment and GVA) that would take place on the site anyway if the Proposed Development did not take place.
- 'Leakage' represents the number or proportion of outputs that benefit those outside of the intervention's target area or group, which should be deducted from the gross direct impact. In relation to the Proposed Development, this refers to any expenditure, employment or GVA which is generated that is leaked out of the different geographical areas being considered (i.e. local and regional).
- 'Displacement' represents the number or proportion of intervention outputs accounted for by reduced outputs elsewhere within the target geographical area. For example, the construction of the Proposed Development may displace construction activity, which would have occurred elsewhere within the geographical area. This is because there are only a finite number of resources and labour.
- 'Substitution' occurs where a firm substitutes one activity for another, such as recruiting a jobless person while another employee loses a job, in order to take advantage of public sector assistance.



## Gartree 2 Socio-Economic Statement

1.24 The list below shows the methodologies used to predict the different potential impacts of the construction phase.

- Gross direct construction impacts were calculated utilising the expected construction cost of the Proposed Development and applying the appropriate ratios from the Annual Business Survey (ABS) to identify the level of employment and GVA which could occur. The Standard Industrial Classification 41 (Construction of Buildings) was used from the ABS. Guidance from the MoJ's Economic Impact of a New Prison (2013) report was used to calculate the proportion of direct employment which could be undertaken by local residents.
- Following the calculation of the Proposed Development's construction-based gross direct impacts, indirect and induced impacts were also calculated; these reflect the impact of the direct construction upon the wider supply chain as well as the expenditure of individuals employed to build the Proposed Development. This is achieved through the application of an economic multiplier effect. Multiplier ratios of 1.1 (local level) and 1.5 (regional level) were used here, based on guidance from the MoJ's Economic Impact of a New Prison (2013) report (supported by data from the English Partnerships' Additionality Guide).
- Recognising that not all the construction impacts would be 'net new', due to factors such as leakage and displacement, analysis was undertaken to identify the net impacts from the construction, in terms of turnover, jobs and GVA. This involved applying ratios for deadweight, leakage, displacement and substitution.

1.25 The list below outlines the methodologies used to predict the different potential impacts of the operational phase.

- The number of direct employees was derived from the MoJ's Economic Impact of a New Prison (2013); this was tested against up-to-date data supplied by MoJ and calculated using current comparison facilities, up-to-date staffing ratios and statistics; this was used to assess the likely proportion of these to be from within a 40-mile radius of the Proposed Development.
- To establish indirect impacts from the Proposed Development relating to spending on goods and services in the economy, data from the MoJ's Economic Impact of a New Prison (2013) report identified the average indirect spend per prisoner, enabling the estimated total indirect spend per annum to be calculated, as well as the proportion of this expected to be spent in the local area (again based on the MoJ's report, up-to-date data and profession assumptions). The estimated total indirect spend per annum for the prison was used to calculate the number of indirect jobs which could be supported, using a turnover per job figure from the MoJ's Economic Impact of a New Prison (2013) report.

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- Induced impacts from the Proposed Development occur from the expenditure of prison staff and visitors. An induced spend per employee figure and an average spend per prison visit figure were utilised (from the MoJ's report) to calculate an estimated total per annum induced spend for the prison. The MoJ report provided a job per induced spend figure, which was used to calculate the level of induced employment supported by the prison resulting from the annual induced spend.
- Other strategic impacts were assessed using the Social Care Needs of Short Sentence Prisoners: Revolving Doors, which was used to understand the social care requirements of prisoners; and The Effect of Custodial Properties on House Prices, which informed the potential impact of the Proposed Development on house prices.

## Assumptions and Limitations

- 1.26 The analysis contained within this report is unavoidably subject to a number of limitations, and assumptions have been made where required information is unavailable (or does not exist at this stage of the development process).
- 1.27 Data used, unless stated otherwise, has been extracted from published, publically-available and verifiable sources, including the Office for National Statistics (ONS), Government departments and bodies such as Public Health England. Inevitably there are some minor inconsistencies in data vintages because of differences in release calendars and update cycles between organisations.
- 1.28 Available data is subject to limitations as it is specific to defined areas and regions and designated by authority. It is acknowledged that the impacts identified will be 'spread' across local and regional boundaries and into other adjacent authorities.
- 1.29 A degree of professional judgement has also been applied; particularly in determining additionality factors.
- 1.30 The report acknowledges that the impact of the Covid-19 pandemic will inevitably have short- and medium-term consequences for the socio-economic landscape, however, no specific consideration has been built into the modelling or analysis because of the low level of maturity relating to impact data and analysis at the time of writing.

## 2.0 Area of Impact and Socio-Economic Context

- 2.1 Given the existing prison location, the site is well connected to the surrounding area. The closest main junction is between the A6 and Harborough Road, approximately 2.5km north-east.

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- 2.2 The site can be accessed from the north-east through Gallow Field Road and from the south-west through Foxton Road. The first is the main access to the existing prison where the visitors and staff car park is located.
- 2.3 The site is crossed by Welland Ave, which joins from north-east to south-west, Gallow Field Road and Foxton Road. There is a bus stop close to the residential area and one close to the prison's parking area.

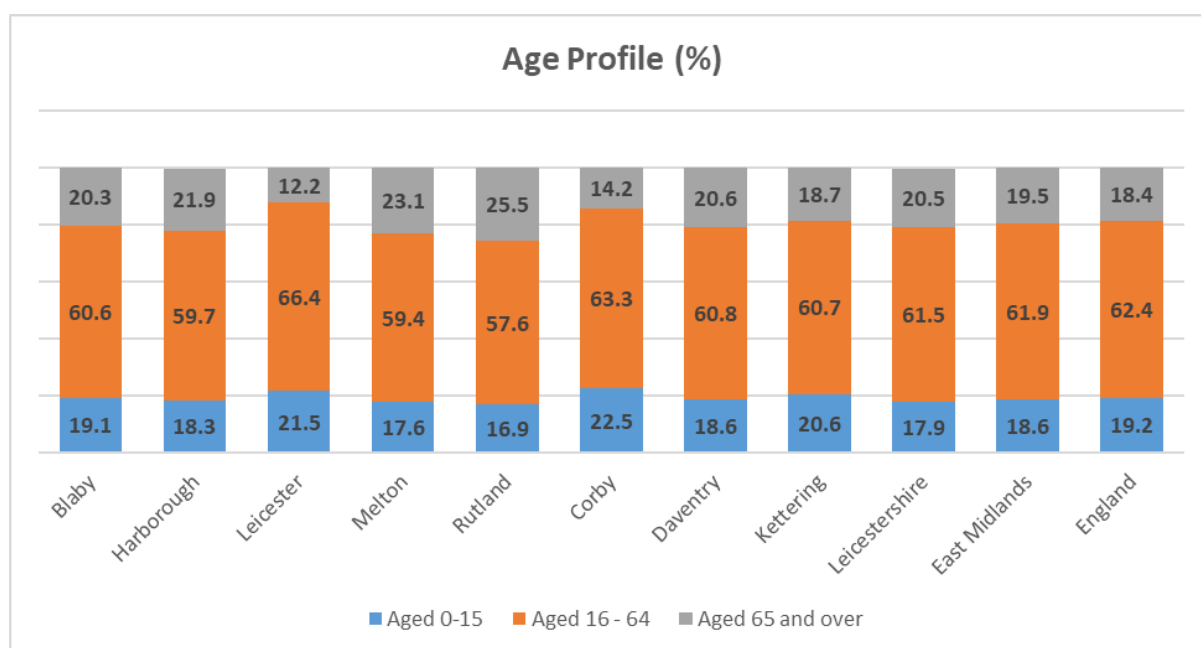
## Defining the Area of Impact

- 2.4 As official data is usually disaggregated along administrative boundaries such as districts and counties, the areas of impact have been defined on this basis, but also include specific data relating to adjoining authorities in which to Proposed Development is situated or adjacent to and travel to work distances included in current MoJ data.
- 2.5 The Proposed Development is located close to Market Harborough, a town within the Harborough District of Leicestershire. The closest city is Leicester, approximately 18km to the north. For the purposes of this statement, and to define the area of impact, data for Harborough local authority (LA) will be analysed alongside comparison data for other local authorities adjacent to the area and the county of Leicestershire to provide a broader local context; the East Midlands to provide regional context; and England will be used to provide higher-level evaluation and comparison of national norms.

## Baseline Population Profile

- 2.6 Having defined the area of impact, it is important to consider the socio-economic context of these areas to provide comparison so that assumptions and results can be evaluated to inform future planning.
- 2.7 ONS data for 2020 shows that Leicestershire has a total population of c.706,200, the Proposed Development is sited in the area defined as Harborough LA which has a population of c.93,800.
- 2.8 Figure 2.1 overleaf shows the high-level age profile of the residential population according to ONS 2020 Population Estimates data for Harborough, other representative LAs, the East Midlands and for England.

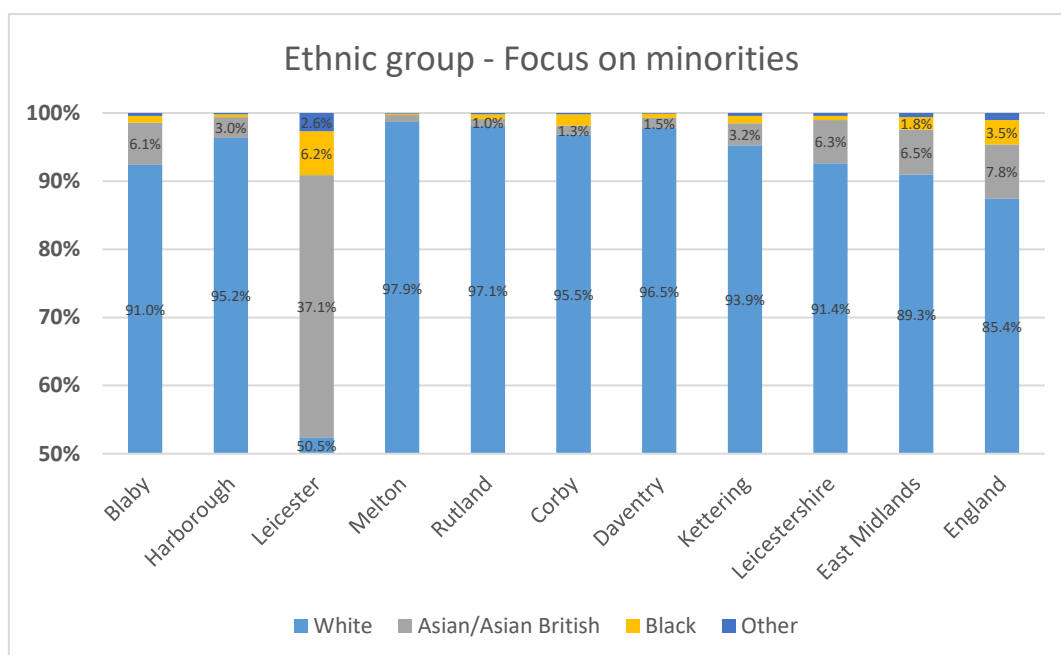
Figure 2.1: High Level Age Profile by Local Authority, Region and Country<sup>3</sup>



- 2.9 The East Midlands region has a slightly high percentage of population defined in the age group 65 and over, however, overall it is broadly consistent with the national norms in terms of overall age profile.
- 2.10 Except for Leicester and Corby, all the LA areas reviewed exceed these norms in the ‘Aged 65 and over’ category. Rutland has the highest (25.5%) followed by Melton (23.1%) and then by Harborough (21.9%).
- 2.11 For the working age population, those aged 16 to 64 in the comparison areas, with the exception of Leicester and Corby, show lower percentages than the national norm (62.4%). This variance against the regional and national norm is greatest in Rutland (57.6%), Harborough (59.7%) and Melton (59.4%).
- 2.12 This data needs to be considered in the context of access to local workforce resources. However, the variance is minor; it is unlikely that age profile will be a major factor in determining impacts at local and regional levels.
- 2.13 Figure 2.2 overleaf shows the makeup of the populations by ethnicity based upon 2011 Census data.

<sup>3</sup> ONS Population estimates – local authority based by five-year age band, Total population (2020)

Figure 2.2: Percentage of Population in each Ethnic Group<sup>4</sup>



2.14 There are differences across all the areas review against percentages for England for those identifying at the 2011 Census in the categories 'White' (c.85%), 'Mixed' (c.2%), 'Asian/Asian British' (c.8%), 'Black' (c.4%), and 'Other' (c.1%).

2.15 Leicester is significantly the most diverse LA area of those analysed with a large population identifying as 'Asian/Asian British' (37%), 'Black' (6%) and 'Other' (3%).

2.16 All of the other areas analysed exceed regional and national norms for those identifying as 'White'.

## Economic Activity

2.17 Table 2.3 overleaf shows the statistics for those identified as 'Economically active' in the defined local areas, region and for comparison, England.

<sup>4</sup> Census (2011) Ethnic group

**Table 2.3 Labour Supply – Economic Activity (April 2019 – March 2020)<sup>5</sup>**

Area	Economically active		In Employment		Employees		Self employed		Unemployed	
	Numbers	%	Numbers	%	Numbers	%	Numbers	%	Numbers	%
Blaby	47,400	80.1	46,200	78.1	41,700	70.5	4,500	7.6	1,200	2.5
Harborough	47,100	89.7	46,300	88.2	39,300	74.8	7,000	13.4	!	!
Leicester	178,400	75.5	171,200	72.5	154,000	65.2	17,200	7.3	7,200	4.1
Melton	25,000	84.9	25,000	84.9	22,500	76.3	2,100	7.0	!	!
Rutland	15,500	78.6	15,000	75.7	12,100	61.3	2,800	14.0	600	3.8
Corby	40,500	87.6	39,000	84.5	36,500	79.0	2,500	5.5	!	!
Daventry	41,400	83.4	40,200	80.9	32,700	65.9	7,400	15.0	!	!
Kettering	51,800	85.1	50,400	82.8	45,300	74.5	5,100	8.3	!	!
Leicestershire	352,500	83.1	341,600	80.6	301,400	71.1	39,200	9.2	10,900	3.1
East Midlands	2,349,600	79.7	2,262,500	76.8	1,964,000	66.6	293,400	10.0	87,100	3.7
England	27,681,300	79.4	26,561,800	76.2	22,607,900	64.9	3,866,300	11.1	1,119,400	4.0

! Estimate and confidence interval not available since the group sample size in zero or disclosive (0-2).

2.18 Labour supply statistics for the East Midlands’ region from the annual population survey show that those classed as ‘Economically Active’ as a percentage of the 16-64 population is consistent with national norms for England as a whole. Those classified as ‘Unemployed’ as a percentage of ‘Economically Active’ is consistent with the national percentage.

2.19 Available data for the local regions defined in this report reveal consistently lower percentages classified as ‘Unemployed’ (as a percentage of those economically active) except for Leicester which records a rate consistent with the national percentage; however, the percentage of those classified as ‘In Employment’ in Leicester (72.5%) is lower than the national parentage (76.2%). This corresponds to a lower percentage for ‘Economically Active’ in Leicester also.

2.20 Table 2.4 shows those defined as ‘Economically inactive’ and the percentage of those that are classified as those who are ‘Economically inactive who want a job’.

<sup>5</sup> ONS Annual population survey, Local Authority Profile – Labour Supply - Employment and unemployment (2020) – those aged 16-64

**Table 2.4 Economically Inactive (April 2019 - March 2020)<sup>6</sup>**

Area	Economically inactive		Economically inactive who want a job	
	Numbers	%	Numbers	%
Blaby	11,800	19.9	3,300	28.4
Harborough	5,400	10.3	!	!
Leicester	57,800	24.5	14,400	24.9
Melton	4,500	15.1	1,700	37.2
Rutland	4,200	21.4	1,100	27.0
Corby	5,700	12.4	1,500	26.3
Daventry	8,200	16.6	!	!
Kettering	9,100	14.9	3,000	32.9
Leicestershire	71,500	16.9	23,000	32.1
East Midlands	597,400	20.3	146,800	24.6
England	7,163,400	20.6	1,496,600	20.9

! Estimate and confidence interval not available since the group sample size in zero or disclosive (0-2).

2.21 This data reveals that the percentage of those classed as ‘Economically Inactive’ who are seeking employment in the local defined authority areas of Blaby (28.4%), Melton (37.2%), Rutland (27%), Corby (26.3%) and Kettering (32.9%) are higher than the regional percentage (24.6%) and the national percentage (20.9%). Leicester is consistent with the regional percentage. No statistics are available for Harborough or Daventry.

2.22 Table 2.5 overleaf shows the claimant count for the defined local areas for July 2020. ONS defines Claimant Count as a composite of the number of people claiming Jobseeker’s Allowance and those claiming Universal Credit who are required to seek work to qualify for their benefits. Combining these two, identifies all the people claiming benefit, principally for the reason of being unemployed.

<sup>6</sup> ONS Annual population survey – Economic inactivity (2020) – those aged 16-64

Table 2.5 Claimant Count<sup>7</sup>

Area	July 2020 Claimants as a proportion of residents aged 16-64	June 2021 Claimants as a proportion of residents aged 16-64
	%	%
Blaby	4.5	3.9
Harborough	3.9	3.1
Leicester	7.5	9.0
Melton	4.4	4.2
Rutland	3.6	3.7
Corby	7.1	!
Daventry	4.8	!
Kettering	6.1	!
Leicestershire	4.4	3.9
East Midlands	5.8	5.9
England	6.5	6.9
! No data, due to authority change		

- 2.23 ONS defines Claimant Count as a composite of the number of people claiming Jobseeker's Allowance and those claiming Universal Credit who are required to seek work to qualify for their benefits. Combining these two, identifies all of the people claiming benefit principally for the reason of being unemployed.
- 2.24 The July 2020 claimant count for 16-64 residents shows that the East Midlands (5.8%) is marginally lower than the percentage for England (6.6%). Leicester has the highest proportion of claimants (7.5%), followed by Corby (7.1%). All of the other areas analysed have lower claimant counts as a percentage of the 16-65 age group.
- 2.25 When compared to the most recent claimant count statistics (June 2021), it is notable that, where data is available, Blaby, Harborough and Melton have seen a decrease in claims, whilst Leicester and Rutland have seen an increase in claims.
- 2.26 At county level, Leicestershire, claims have fallen, whereas the regional and national statistics show a small rise.
- 2.27 Where increases are apparent, this is likely a result of the Covid-19 pandemic and supports inconsistencies in the data trends. As the economy recovers, it is anticipated that there will be an increase in workforce demand. The Proposed Development will contribute to this recovery.

<sup>7</sup> ONS Claimant Count (July 2020 & June 2021) – rate is proportion of the 16-64 age profile – **Claimant count:** The number of people claiming Jobseeker's Allowance plus those who claim Universal Credit who are out of work.



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2.28 Table 2.6 shows Qualifications levels for the area.

**Table 2.6 Qualifications (April 2019 – March 2020)<sup>8</sup>**

Area	NVQ4+	NVQ3+	NVQ2+	NVQ1+	Other qualifications	No qualifications
Blaby	38.3%	64.9%	81.5%	91.2%	4.9%	3.9%
Harborough	40.8%	66.1%	80.5%	93.7%	!	4.6%
Leicester	33.2%	53.0%	64.3%	73.7%	9.4%	16.9%
Melton	27.5%	54.6%	76.0%	87.5%	10.5%	!
Rutland	42.0%	64.2%	82.0%	94.3%	3.0%	2.7%
Corby	18.1%	39.2%	57.6%	77.1%	13.8%	9.1%
Daventry	40.7%	61.3%	76.5%	90.3%	7.4%	2.4%
Kettering	28.3%	48.8%	69.2%	82.3%	7.6%	10.1%
Leicestershire	40.8%	64.7%	81.2%	90.5%	4.9%	4.6%
East Midlands	34.1%	56.4%	74.4%	85.5%	7.0%	7.4%
England	40.0%	58.5%	75.7%	85.8%	6.7%	7.5%

! Estimate and confidence interval not available since the group sample size is zero or disclosive (0-2).

2.29 This data reveals that the East Midlands' attainment of NVQ Level 2 and above qualifications is lower than for England, and that the deficit in the local defined authorities of Corby (57.6%), Leicester (64.3%) and Kettering (69.2%) contributes to this trend. Other areas perform above national and regional norms with varying degrees of significance.

2.30 Those defined as having 'No qualifications' are highest in Leicester (16.9%), Kettering (10.1%) and Corby (9.1%). This compares to the national (7.5%) and regional (7.4%) levels, revealing a significant level of under-achievements and a high level of residents defined as having 'No qualifications'. By contrast, the other areas where data was available, show lower than normal percentages in this category.

2.31 Fylde has lower than national norms for NVQ3+ and NVQ4+, however the variance and the percentages are slightly above the regional statistics. Fylde also has higher than national percentages in NVQ1+ and NVQ2+. However, there is a significant percentage identified as having 'No qualification' (8.6%) that is aligned to the regional percentage but higher than national.

2.32 Table 2.7 shows the most dominant employment by occupation for the local and regional defined areas and for England to provide comparison.

<sup>8</sup> ONS Annual Population Survey, Qualifications (2020)

Table 2.7 Employment by Occupation<sup>9</sup>

Area	%								
	Managers, directors and senior officials (SOC2010)	Professional occupations (SOC2010)	Associate prof & tech occupations (SOC2010)	Administrative and secretarial occupations (SOC2010)	Skilled trades occupations (SOC2010)	Caring, leisure and other service occupations (SOC2010)	Sales and customer services (SOC2010)	Process, plant and machine operatives (SOC2010)	Elementary occupations (SOC2010)
Blaby	9.0	17.1	19.8	8.5	13.3	14.4	4.8	3.1	10.1
Harborough	14.3	18.8	14.0	11.7	13.7	3.2	11.1	3.6	9.7
Leicester	6.5	19.5	11.1	7.1	8.3	8.8	7.4	14.6	16.0
Melton	17.3	11.3	8.0	9.0	4.9	10.9	9.7	10.9	15.0
Rutland	12.0	16.1	19.0	9.4	15.8	9.1	4.9	5.6	8.2
Corby	6.2	13.3	12.0	6.4	10.4	9.0	9.1	18.2	15.5
Daventry	21.2	23.3	13.0	7.1	7.8	5.6	5.5	6.2	10.3
Kettering	9.2	20.0	14.3	6.9	12.9	14.9	4.2	6.3	11.4
Leicestershire	14.9	19.4	16.0	10.3	10.5	8.2	6.2	5.2	8.6
East Midlands	11.1	18.3	13.5	9.5	11.7	9.1	7.3	8.4	10.9
England	11.9	21.7	14.8	9.7	9.8	8.8	6.8	6.0	10.1

2.33 For those in employment in the defined local authorities, residents have a broad range of occupational activity.

2.34 Managers, directors and senior officials' occupations are proportionality highest in Daventry (21.2%), Melton (17.2%) and Harborough (14.3%) where they exceed regional (11.1%) and national norms (11.9%); Rutland is broadly consistent (12.0%) and overall the county of Leicestershire has a percentage of (14.9%). All areas analysed, except for Daventry have lower than national averages Professional occupations (21.7%).

2.35 The local area of Harborough is broadly consistent with national norms for Associate professional and technical occupations and Elementary occupations; has higher than national percentages for Administrative and secretarial occupations, Skilled trades and Sales and customer services.

2.36 The highest percentages for Elementary occupations are in Leicester (16%), Corby (15.5%), Melton (15%).

<sup>9</sup> ONS Business, Annual Population Survey, Employee by Occupation (April 2019 – March 2020)

## Healthcare Facilities – Access to General Practitioners

2.37 The ratio of GPs per 10,000 population for the East Midlands (7.1) and Leicestershire (7.3) is marginally lower than the average in England (7.6). The local LA of Harborough (7.7) ratio is broadly consistent with the national percentage.<sup>10</sup>

## Deprivation

2.38 Table 2.8 summaries scores and ranking of the areas of impact in terms of English Indices of Deprivation.

**Table 2.8 IoD2019 Local Authority Focus<sup>11</sup>**

IOD 2019	Local Authority Rank*	Local Authority Score**	LSOA proportion in first decile***	Income Rank	Employment Rank	Education, Skills & Training Rank	Health & Disability Rank	Crime Rank	Living Environment Rank	Barriers to Housing & Services
	Compared against 317 English Local Authorities - 1 being the most deprived and 317 the least.									
<b>Blaby</b>	<b>281</b>	<b>282</b>	<b>195</b>	<b>260</b>	<b>253</b>	<b>161</b>	<b>219</b>	<b>194</b>	<b>270</b>	<b>293</b>
<b>Harborough</b>	<b>308</b>	<b>309</b>	<b>195</b>	<b>304</b>	<b>302</b>	<b>265</b>	<b>303</b>	<b>266</b>	<b>289</b>	<b>234</b>
<b>Leicester</b>	<b>22</b>	<b>32</b>	<b>42</b>	<b>15</b>	<b>64</b>	<b>15</b>	<b>49</b>	<b>41</b>	<b>70</b>	<b>254</b>
<b>Melton</b>	<b>214</b>	<b>213</b>	<b>195</b>	<b>184</b>	<b>241</b>	<b>288</b>	<b>234</b>	<b>139</b>	<b>38</b>	<b>128</b>
<b>Rutland</b>	<b>303</b>	<b>303</b>	<b>195</b>	<b>298</b>	<b>294</b>	<b>300</b>	<b>302</b>	<b>313</b>	<b>202</b>	<b>160</b>
<b>Corby</b>	<b>70</b>	<b>76</b>	<b>83</b>	<b>90</b>	<b>79</b>	<b>10</b>	<b>45</b>	<b>125</b>	<b>297</b>	<b>63</b>
<b>Daventry</b>	<b>243</b>	<b>238</b>	<b>157</b>	<b>263</b>	<b>259</b>	<b>208</b>	<b>229</b>	<b>170</b>	<b>213</b>	<b>101</b>
<b>Kettering</b>	<b>161</b>	<b>144</b>	<b>105</b>	<b>153</b>	<b>154</b>	<b>103</b>	<b>127</b>	<b>127</b>	<b>211</b>	<b>198</b>

\* Local Authority Rank – summarises the average level of deprivation across an area based upon all of the neighbourhoods contained within. For example, all LSOAs within a local authority, whether highly deprived or not so deprived, contribute to this summary measure.

\*\*Average Score – summaries the average level of deprivation across an area based upon all of the neighbourhoods contained within. The main difference from average rank measure is that more deprived neighbourhoods tend to have more ‘extreme’ scores.

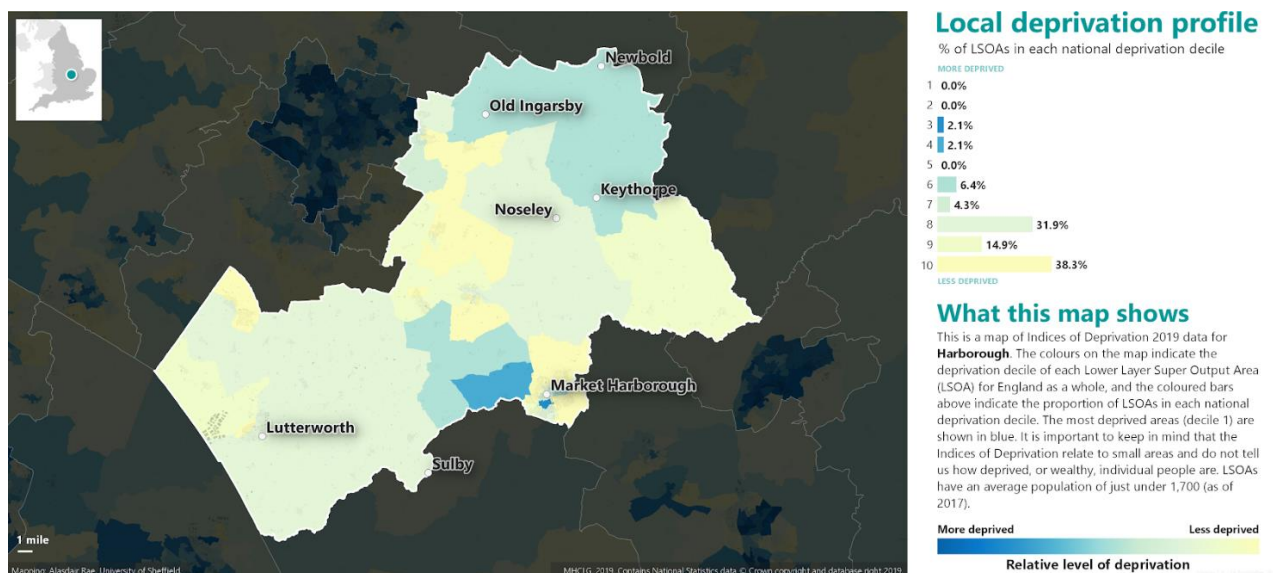
\*\*\*LSOA proportion in most deprived 10% nationally summaries the proportion of neighbourhoods in a local authority that are in the most deprived decile. Neighbourhoods outside of the 10% most deprived are not included in this measure.

<sup>10</sup> LGA 2013/14 Ratio of GPs per 10,000 population

<sup>11</sup> Ministry of Housing Communities & Local Government IoD2019 - <https://app.powerbi.com/view?r=eyJrIjoiaOTdjYzlyNTMtMTcxNi00YmQ2LWI1YzgtMTUyYzYzOjM5OTVhOCJ9>

2.39 Figure 2.9 shows the areas of deprivation defined in the 2019 Government’s Indices of Multiple Deprivation (IMD) for Fylde LA. This highlights the deprivation centres in the local area.

**Figure 2.9 English Indices of Deprivation 2019<sup>12</sup>**



2.40 The values of the indicators used in the 2019 Indices mostly date from 2015/16. The scores are calculated from thirty-nine indicators grouped under seven different domains or themes, each measuring a different type of deprivation to produce an overall indicator, the Index of Multiple Deprivation (IMD).<sup>13</sup>

2.41 The immediate local area of Harborough performs well against the area analysed; however, it is of note that Leicester is ranked as 22 being the most deprived Local Authority in the areas analysed whilst Harborough is ranked 308, meaning it has low levels of deprivation. Corby is ranked 70, and also stands out as an area with high levels of deprivation.

## Crime

2.42 In the twelve months to end of 2020, Q2 (12 months ending) Leicestershire had recorded 59.23 crimes per 1000 people, this ranks Leicestershire 6 out of 25 in All English county local authorities. Devon had the lowest number of offences 44.48 crimes per 1000 people in this quarter with Derbyshire having the largest number at 97.65 crimes per 1000 people offences. The number of offences in Leicestershire had decreased from 63.17 crimes per 1000 people in the last equivalent period.

2.43 Harborough had recorded 49.09 crimes per 1000 people, this ranks Harborough 24 out of 188 in All English district local authorities; Corby had recorded 94.62 crimes per 1000 people, this ranks

<sup>12</sup> <https://imd2019.group.shef.ac.uk/> - Mapping: Alasdair Rae, University of Sheffield – Contains ONS data

<sup>13</sup> [https://lginform.local.gov.uk/reports/view/lga-research/lga-research-report-indices-of-deprivation-2019?mod-area=E06000060&mod-group=AllUnitaryLainCountry\\_England&mod-type=namedComparisonGroup](https://lginform.local.gov.uk/reports/view/lga-research/lga-research-report-indices-of-deprivation-2019?mod-area=E06000060&mod-group=AllUnitaryLainCountry_England&mod-type=namedComparisonGroup)

Corby 132 out of 188 in local authorities. Leicester recorded 114.60 crimes per 1000 people, this ranks Leicester 50 out of 57 in All English unitary authorities.

### Legislation and Policy Context

2.44 Several areas of policy and legislation are relevant to the Proposed Development. These are summarised below.

### MoJ (2016) Prison Safety and Reform

2.45 The Prison Safety and Reform white paper provides a summary of proposals setting out the MoJ's plans to make prison places of safety and reform.

2.46 The white paper made the following claims:

2.47 Nearly half of all prisoners re-offend within a year. The cost of reoffending by former prisoners is estimated to be up to £15 billion a year. To address the issue of reoffending, there is a need to review the current levels of violence and safety issues in prisons. In doing this, the MoJ hopes to reduce reoffending, reduce the cost to society, and decrease the number of victims to crime.

2.48 Around 25 per cent of prisoners are living in crowded conditions. There are variations in running costs between the same types of prisons, as well as a mismatch between the types of prison places available and the types of places required. For example, the sentenced population is too large for the training estate, and therefore some offenders are held in higher security prisons at a greater cost and without access to the services they require.

2.49 Current provision is inflexible, it does not represent good value for money, and is not suitable to support its staff to best deliver results. This is having a negative effect on the successful reform of prisoners. Poor prison design can increase the likelihood of bullying, drug taking and violence occurring.

2.50 The MoJ wants to create a less crowded, better organised, and fit for purpose prison estate. Prisons should be places of safety and reform. However, for this to be achieved it recognised that there is a need for a fundamental shift in the way the estate is organised and operated. This requires investment and significant improvements in the quality of buildings across the prison estate.

2.51 Investments will create a greater alignment between supply and demand. The new accommodation would largely comprise of single cells, leading to a reduction in crowding. These activities aim to reduce unit costs and deliver better value for money.

2.52 House of Commons Justice Committee (2015) Prisons: planning and policies, Ninth Report of Session 2014-15 referred to the new-for-old policy implemented by the former Secretary of State

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for Justice, explaining the variation in costs of keeping people in different prisons. The aim of the approach was to close old and inefficient facilities whilst maintaining enough places to meet demand. This policy provided an opportunity to improve the physical infrastructure of the estate, reduce structural inefficiencies, and enable the use of new technologies.

2.53 These improvements would result in reduced costs through heating, lighting, maintenance, safety and security. They would also result in reduced staffing ratios, resulting in reduced costs – G4S estimated that for every Prison Custody Officer (PCO) saved through better design, £750,000 is saved through the lifetime of a 25-year contract.

## National Planning Policy Framework (NPPF) (2021)

2.54 The revised NPPF<sup>14</sup> was updated in July 2021 and sets out the government's planning policies for England and how they are expected to be applied.

2.55 The framework states that 'Other statements of government policy may be material when preparing plans or deciding applications, such as relevant Written Ministerial Statements and endorsed recommendations of the National Infrastructure Commission.<sup>15</sup>

2.56 The purpose of the planning system is to support the achievement of sustainable development, and therefore the system is required to meet objectives specific to each pillar of sustainability, namely:

- Economic objective – should contribute to building a strong, responsive and competitive economy.
- Social objective – should support strong, vibrant and healthy communities.
- Environmental objective – should contribute to protecting and enhancing the natural, built and historic environment.

2.57 The framework outlines how planning should ensure a presumption in favour of sustainable development.

## Local Plan

2.58 Harborough District Council resolved to adopt the Local Plan 2011-2031 at its Full Council Meeting in April 2019.

2.59 The Local Plan is the Council's principal planning policy document and sets out the vision, objectives, spatial strategy and planning policies for the entire District area, for the period up to

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<sup>14</sup> National Planning Policy Framework – Ministry of Housing, Communities & Local Government, (Crown Copyright 2021)

<sup>15</sup> National Planning Policy Framework – Ministry of Housing, Communities & Local Government, (Crown Copyright 2021) pg. 4 para 6

2031. The Local Plan replaces the Council's Core Strategy 2006-2028 and Saved Policies from the previous 2001 Local Plan.

### 3.0 Economic Benefits of Construction Activity

#### Economic Output (GVA)

- 3.1 This section explores the impact of the construction phase of the Proposed Development.
- 3.2 Unless stated otherwise, construction-related impacts are assessed at a local (district/local authority) and regional levels. For the purposes of this study, the local level is defined as Harborough and neighbouring LAs; the regional as the West Midlands.
- 3.3 This section uses costs supplied for the Proposed Development found in the Full Business Case (March 2021); it does not account for variables such as construction methodology and the impact of 'off-site' manufacturing on local and regional employment opportunities.
- 3.4 The construction phase would result in an increase in temporary jobs. This would generate increased GVA due to the purchase of goods and services in the local and regional supply chain.

#### Gross Direct Impacts

- 3.5 Utilising the estimated construction milestones and the estimated construction costs defined in the Proposed Develop feasibility report, it is possible to estimate the number of additional temporary full-time equivalent jobs that will be needed to deliver the project. On this basis, the construction of the Proposed Development could be expected to support c.122 temporary full-time equivalent (FTE) jobs.
- 3.6 The construction process would require specialist skills and techniques and productivity gains associated with the construction method will likely reduce the total number; therefore, it is assumed that the majority of these jobs would be filled from outside the local area, within the wider county. The Economic Impact of a New Prison report <sup>16</sup> indicates that ten per cent of construction jobs would/should be undertaken by local residents, this is forecast to be c.13 FTE construction jobs for local residents. However, a robust and targeted approach to generating local Social Value could provide incentive to enhance local opportunities.
- 3.7 The GVA for the Proposed Development could be c.£129.3 million based on the cost of construction provided. Like turnover/expenditure, this would be a one-off occurrence over the project lifecycle (not per annum).

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<sup>16</sup> Ministry of Justice (2013) Economic Impact of a New Prison by Peter Brett Associates LLP

### Gross Indirect and Induced Impacts

- 3.8 The expenditure incurred to build the Proposed Development would be multiplied throughout the supply chain of the businesses involved. The businesses in the supply chain would therefore employ staff to deliver the work. The expenditure of staff employed to build the Proposed Development would also be multiplied throughout the economy.
- 3.9 The English Partnerships Additionality Guide provides multiplier ratios to estimate the multiplier impacts from supplier spending; the Economic Impact of a New Prison report<sup>17</sup> utilised this guidance to apply multipliers of 1.1 at local level and 1.5 at regional level.
- 3.10 The businesses directly involved in the construction would spend money on goods and services within the supply chain. Utilising the above multiplier ratios (again at local and regional level), the construction of the Proposed Development could support a further c.£106.5 million turnover/expenditure through supply chain activities at regional level, of which £35.8 million could be expected to occur at the local level.
- 3.11 Additional turnover/expenditure could generate a further £35.5 million GVA at regional level, of which £12.9 million could be expected to occur at the local level.
- 3.12 Using the economic multipliers above, the additional turnover/expenditure and GVA would mean that a further 40 jobs could be supported at region level, of which 13 which could be expected at the local level.
- 3.13 All impacts for the construction phase, in terms of jobs, turnover/expenditure and GVA, would be supported on a temporary basis, aligned to the spend taking place during the construction period.

### Net Impacts

- 3.14 The above impacts are gross and do not allow for factors such as deadweight, leakage, displacement and substitution. Ratios have therefore been identified for each of these factors, as outlined below:
- **Deadweight:** The ratio for deadweight is zero per cent at both local and regional levels; it is assumed to be zero, as no alternative construction would have taken place on the site (in the absence of the Proposed Development), particularly given its proximity to existing prisons.
  - **Leakage:** Figures are based on ready reckoners from the Additionality Guide; at local level, it is expected that only 50 per cent of construction jobs would occur within the local area, while 75 per cent would occur within the wider region. Hence, leakage at local level is 50 per cent, and is 25 per cent at region level.

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<sup>17</sup> Ministry of Justice (2013) Economic Impact of a New Prison by Peter Brett Associates LLP



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- Displacement: At a local level, a medium displacement ratio (50%) has been applied, and at a regional level a low ratio (25%) has been used. This is because the resources and labour are increasingly finite the smaller the geographical area cover, and the construction of the Proposed Development may displace construction activity, which would have occurred elsewhere. These figures are based on ready reckoners from the Additionality Guide.
- Substitution: This is assumed to be zero as jobless individuals would not be employed in place of existing workers. The ratio is therefore zero per cent at both local and regional level.

3.15 When applying these factors, it is possible to estimate that the construction of the Proposed Development, would create c.£72.8 million GVA, c.76 jobs (of which 8 would be local).

3.16 Including multipliers, the Proposed Development could temporarily support 23 net new jobs in the region with 3 being drawn from the local area; £21.8 million additional turnover/expenditure to the region of which £3.2 million additional GVA would be attributed at local level.

3.17 All net impacts for the construction phase, in terms of jobs, turnover/expenditure and GVA, would be supported on a temporary, one-off basis, in line with the lifecycle of the construction programme.

### 4.0 Economic Benefits on Completion

4.1 This section explores the annual economic impact of the completed development; known as the operational phase. It assesses direct, indirect and induced impacts. All these impacts are new or 'gross', as despite the Proposed Development's proximity to existing prisons, it will be a completely new and separate prison; the existing facilities will continue to operate throughout and beyond the construction period.

4.2 The prison is therefore not expected to displace any existing economic activity, unlike a new retail or commercial unit for example, which might compete with existing retailers or businesses.

4.3 This section uses costs supplied for the Proposed Development found in the Full Business Case (March 2021).

4.4 For the purposes of this statement, most of the impacts are identified at the wider regional level, but local impacts are also outlined where applicable. It is also acknowledged that the impacts will be 'spread' across local and regional boundaries into other adjacent authorities. It has been assumed that the new prison would be at full capacity once operational.

### Workforce

- 4.1 The MoJ's Economic Impact of a New Prison (2013)<sup>18</sup> report identified an employee containment rate of 54 per cent. This means that 54 per cent of staff at the prison could be expected to live in the local (district) area. This is in recognition that specialist skills would be required for positions such as Prison Officers, some of which would need to be sourced from outside the local area. Considering that to ensure operational capability when opening any new prison, experienced staff would be used, who are likely to come from outside the region.
- 4.2 Taking current staffing data relating to comparable facilities provided by MoJ, and using current analysis undertaken by MoJ relating to distances commuted by staff across all categories, it is possible to make several assumptions that impact this ratio.
- 4.3 Applying the up-to-date MoJ data to the Proposed Development means that c.737 jobs could be occupied by people residing within a 40 miles radius of the Proposed Development and c.41 posts could be filled by people from elsewhere.
- 4.4 Based on MoJ staffing data, this would realise a total salary income of c.£17.1 million.

### Indirect Impacts

- 4.5 MoJ identified that spending on goods and services by a prison is equivalent to £6,700 per prisoner per annum. When adjusting this figure for inflation, the total spend per annum on 1,715 prisoners could be c.£13.7 million. The MoJ identified that 19 per cent of the expenditure is spent in the local area. This means that c.£2.7 million could be expected to be retained in the local area per annum.<sup>19</sup>
- 4.6 The MoJ's Economic Impact report<sup>20</sup> quantifies the total turnover per job as £59,200. This means that 230 FTE jobs could be supported in the wider economy because of expenditure by the prison. Of these jobs, 46 FTE could be expected to be occupied by local residents.
- 4.7 The expenditure on goods and services would be multiplied throughout the supply chain of businesses providing goods and services to the prison (e.g. suppliers of the caterers which provide food to the prison). Therefore, adopting the methodology of the MoJ's Economic Impact report and applying a mid-point multiplier ratio of 1.3,<sup>21</sup> a further c.£17.9 million could be spent in the region's economy.

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<sup>18</sup> Ministry of Justice (2013) Economic Impact of a New Prison by Peter Brett Associates LLP

<sup>19</sup> Ministry of Justice (2013) Economic Impact of a New Prison by Peter Brett Associates LLP

<sup>20</sup> Ministry of Justice (2013) Economic Impact of a New Prison by Peter Brett Associates LLP

<sup>21</sup> The MoJ's Economic Impact of a New Prison report (2013) referred to multiplier effects of 1.1 at local level and 1.5 at regional level.

### Induced Impacts

- 4.8 Induced impacts arise from the expenditure of staff and prison visitors. The MoJ's Economic Impact report<sup>22</sup> identified an induced spend per employee (per annum) of £14,905 for locally residing staff and £2,638 for non-local staff (when adjusted for inflation).
- 4.9 Based on modelling derived from current MoJ data relating to staff residing within a 40 miles radius of the Proposed Development this provides a potential total spend per annum of c.£12.1 million locally.
- 4.10 The expenditure of prison staff supports jobs in the wider economy. The MoJ's Economic Impact report<sup>23</sup> identified that induced expenditure of £137,000 per annum was enough to support one FTE job. On this basis, and adjusting for inflation, it is expected that 34 induced jobs could be supported from the expenditure locally.
- 4.11 The MoJ Economic Impact report<sup>24</sup> identified that the average spend by visitors of prisoners was £9.23. When adjusted for inflation, with an average of 37 visits per prisoner per annum. The 1,715 prisoners at the Proposed Development could therefore generate c.63,500 visits per year, leading to a potential £644,569 annual expenditure from prison visitors.
- 4.12 As with the expenditure of prison staff, the expenditure of prison visitors also supports jobs in the wider economy. Utilising the same figure from the MoJ's Economic Impact report<sup>25</sup> (and adjusting for inflation), whereby £137,000 per annum spend supports one FTE job, this could result in a further 2 FTE jobs supported in the economy. These induced jobs from visitor spend would be locally based, as visitor spend would occur locally when they visit the prison.

### 5.0 Health Impacts

- 5.1 The promotion of health and wellbeing for the future occupants and employees of the Proposed Development and the surrounding local community has been a key consideration in its design. Not only will the prison be energy efficient and sustainable, but it will aim to achieve the majority of the health and wellbeing credits under the BREEAM 2018 UK New Construction assessment.
- Reduction of Energy Use and Carbon Emissions – The energy strategy is based on the use of an all-electric system, which in addition to reducing the site CO<sub>2</sub> emissions, will have a benefit in terms of local air quality. Additional measures such as low energy lighting, energy efficient appliances and lifts, and energy monitoring will also help to reduce emissions across the site.

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<sup>22</sup> Ministry of Justice (2013) Economic Impact of a New Prison by Peter Brett Associates LLP

<sup>23</sup> Ministry of Justice (2013) Economic Impact of a New Prison by Peter Brett Associates LLP

<sup>24</sup> Ministry of Justice (2013) Economic Impact of a New Prison by Peter Brett Associates LLP

<sup>25</sup> Ministry of Justice (2013) Economic Impact of a New Prison by Peter Brett Associates LLP

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- Ecological Change and Enhancement – Ecology will be protected and enhanced where possible to achieve on site Biodiversity Net Gain. This will help to improve the health, wellbeing of occupants, users and neighbours through the provision of recreational space and an increased connection between people and the natural environment.
- Safe and Healthy Surroundings – The site layout has been designed to ensure safe access and movement around the site for pedestrians, cyclists and vehicle users. Sufficient space will be provided to facilitate activities that can have physical, mental and social benefits for both the prisoners and the staff.
- Flood and Surface Water Management – As confirmed in the Flood Risk Assessment submitted with this planning application, the site is located in Flood Zone 1 and is considered to be at low risk of flooding from all sources. The new prison is also not expected to increase flood risk elsewhere as a result of the Proposed Development through the loss of floodplain storage or impedance of flood flows.
- Local Air Quality - An Air Quality Assessment has been carried out and outlines a series of mitigation measures to minimise air pollution and traffic emissions. The all-electric system will contribute to the reduction in CO<sub>2</sub> emissions.
- Access to Healthcare – The new prison will have a Care and Separation Unit (CASU) which will provide access to medical treatment and healthcare for the building occupants.
- Access to Education – The new prison will provide learning and training facilities within workshops to encourage the development of skills and employment opportunities amongst prisoners.
- Accessibility – The new prison has been designed in accordance with Building Regulations Part M to provide appropriate safe and level access from the car park and around the site. Disabled parking bays will be provided in the car park, and a number of cells have been designed to be wheelchair accessible.
- Sustainable Transport Measures – The promotion of active and sustainable travel measures such as walking and cycling will be promoted for staff and visitors through the provision of storage and showering facilities. This will not only help to promote health and wellbeing, but aims to reduce carbon emissions, improve local air quality and reduce local congestion.
- Security – The design team are consulting with the MoJ's security specialists and the local Architectural Liaison Officer to ensure that the design of the new prison buildings, car park and amenity spaces are extremely safe and secure.
- Acoustic Performance – A Noise and Vibration Impact Assessment has been carried out in support of the planning application and appropriate mitigation measures have been proposed, particularly in relation to road traffic noise from Wellend Avenue.

- The design team has been working with an Acoustic Consultant to ensure the internal noise levels meet the criteria stipulated in Section 7 of BS 8233:2014. This will aim to reduce disturbance and maximise comfort for the occupants.
- Indoor Air Quality – The potential for indoor air pollutants such as carbon dioxide, nitrogen dioxide and volatile organic compounds will be reduced through the preparation of an indoor air quality plan and the specification of products to minimise pollution.
- Thermal Comfort – Extensive thermal modelling (in line with CIBSE AM11) and an overheating assessment (in line with CIBSE Guide A/CIBSE TM52) will be undertaken. The building services and façade design will then be designed accordingly to reduce the risk of unacceptable winter and summer indoor temperatures.
- Visual Comfort – To maximise internal visual comfort, a glare control strategy will be developed, and all internal lighting will be designed to meet the SLL Code for Lighting 2012 requirements.

## 6.0 Strategic Benefits

### Housing

- 6.1 Employment opportunities created because of the staffing needs of the Proposed Development could marginally increase the demand for housing; jobs may be filled by existing MoJ personnel and/or new recruits migrating to the area. However, it is anticipated that additional demand is unlikely to significantly affect the local housing market.
- 6.2 The MoJ Economic Impact report<sup>26</sup> states that there is insufficient evidence to state whether the location of a prison close to residential areas has an impact on the attractiveness of the area to rent and buy residential properties. This is because the housing market is affected by a multitude of factors, the majority of which are situated outside the local area.
- 6.3 The report referenced analysis of house prices for the postcodes surrounding case study prisons, consultation with local estate agents and compared them against regional and national prices. No clear difference in prices was attributed to the location in relation to proximity to a prison.<sup>27</sup>
- 6.4 The Proposed Development is unlikely to have a long-term significant impact on house prices as the Proposed Development is located adjacent to existing prison facilities.

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<sup>26</sup>Ministry of Justice (2013) Economic Impact of a New Prison by Peter Brett Associates LLP – reference to PBA Roger Tym & Partners (2008), The Effect of Custodial Properties on House Prices.

<sup>27</sup> Ministry of Justice (2013) Economic Impact of a New Prison by Peter Brett Associates LLP – reference to PBA Roger Tym & Partners (2008), The Effect of Custodial Properties on House Prices.

## Increase in Prison Places and Improved Facilities

6.5 The development of a new Category B prison alongside the existing facilities would provide an additional 1,715 prison spaces. Furthermore, due to being newly designed, the prison would also result in improved facilities being available, supporting the effective rehabilitation and increased safety of prisoners.

## 7.0 Conclusion and Summary of Impacts

7.1 This Socio-Economic Statement has identified the current local conditions and the anticipated socio-economic impacts arising from the construction and operation of the Proposed Development.

7.2 To demonstrate the expected direct, indirect and induced impacts, the statement has used secondary data sources to model the economic impact and quantify employment opportunity.

7.3 Tables 6.1 and 6.2 below, show that there are a series of potential economic benefits to the local area and the wider region resulting from the Proposed Development.

### Construction

7.4 Table 7.1 below summarises the potential impacts from the construction phase of the Proposed Development, based on construction costs provided.

7.5 All potential construction impacts would be on-off, temporary, and aligned to the phasing of the construction spend and delivery.

**Table 7.1 Impacts of the Construction Phase**

Impacts	Construction phase	Gross Results	Net Results with variables applied (no inflation)	Time range / units
• Direct Impacts	Gross Value Add (GVA) to Construction Cost	£129,389,790	£72,781,757	One - off
	Total temporary job creation	135	75.70	FTE
	of which are local	13	7.55	FTE
Indirect	Total Multiplier effect	£461,425,102	£259,551,620	One - off
	Additional regional multiplier to direct	£106,482,716	£59,896,528	One - off

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	Additional GVA to direct	£38,816,937	£21,834,527	One - off
	Total temporary job creation (regional)	40	23	FTE
	Additional local multiplier turnover to direct	£35,494,239	£8,873,560	One - off
	Additional GVA to direct	£12,938,979	£3,234,745	One - off
	Total additional temporary job creation (local)	13	3	FTE

## Operation

7.6 Table 7.2 shows the potential impacts resulting from the operation of the completed Proposed Development.

7.7 Excluding job creation, potential impacts are defined as 'per-annum'.

**Table 7.2 Impacts of the Operational Phase**

Impacts	Operational Phase	Gross Economic Output	Gross values (with inflation)	Time range / units
Direct	Direct employment	778	778	FTE
	Local (40-mile radius)	737	737	FTE
	Total income	£14,316,682	£17,109,098	per annum
	Local income	£13,554,255	£16,197,962	per annum
Indirect	Total spend	£11,490,500	£13,731,680	per annum
	local spend	£2,298,100	£2,746,336	per annum
	Indirect employment	230	230	FTE
	Indirect local employment	46	46	FTE
	Total including multiplier (regional & local)	£14,937,650	£17,851,183	per annum
	Total multiplier employment (regional & local)	299	299	FTE
Induced	Induced staff spend per annum	£10,117,809	£12,091,251	per annum

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	Induced employment from staff spend	34	34	FTE
	Induced visitor spend	£539,368	£644,569	per annum
	Induced employment from visitor spend	2	2	FTE

### Other Impacts

- 7.8 It is unlikely that the Proposed Development would have an impact on the rental or selling of residential properties, based on findings from The Effect of Custodial Properties on House Prices study<sup>28</sup> and the fact that the prison will be located adjacent to an existing operational prison.
- 7.9 The Proposed Development would have a positive impact on the number of prison places available in the local area and would result in high quality facilities due to being newly designed and constructed, which may enhance prisoner rehabilitation and safety.

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<sup>28</sup> The Effect of Custodial Properties on House Prices (2008) PBA Roger Tym and Partners